

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, July 10, 2014 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 6/12/14, 6/26/14

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 6/23/14; Zoning Board of Appeals; Planning Commission; Zoning Sub-Committee

 - b. E-mail sent to K. Daniel, CDD from Hal Kurfehs received in Land Use 6/30/14 Re: Discussion on New Regulation

 - c. Memo from Ct Dept. of Energy & Envir. Prot. Dated 6/19/14 Re: Notice of Tentative Determination to Approve an Application for Diversion of Water Permit And Intent to Waive public Hearing

 - d. Legal Briefings for Building Inspectors: June 2014

4. **Public Hearing 7:30 p.m.**
 - a. **Proposed Zone Change for 19 & 23 Station Road #201400370:** Request for 19 & 23 Station Road which is currently in the Town Center District to include Incentive Housing District Overlay: Perimeter sub-zone (*PH close date 8/13/14*)

5. **Old Business:**
 - a. **204 Candlewood Lake Rd #201200635:** Request for first bond release of \$10,000.00

6. **New Business:**
 - a. **28 Old Route 7 #201100397:** Request for final bond release of \$3,925.00

 - b. **265 Federal Road (Brookfield Plaza) #201400568:** Site Plan Modification to partial building facade, repair roof, fix sidewalk and add three (3) windows (*dec date 8/13/14*)
 1. Drawing of proposed Front Elevation – Proposed Facade Improvements prepared by Sedona Group, LLC dated 7/1/14
 - “Site Plan – Area of Work” dated 7/1/14
 - Photo of Front Elevation dated 7/1/14
 - “Existing Conditions” dated 7/1/14
 - “View from Federal Road Traveling North” dated 7/1/14
 - “View from Federal Road Traveling South” dated 7/1/14

 - c. **19 Gereg Glen #201100344:** Request for first bond release of \$2,500.00

 - d. **20-28 Old Grays Bridge Rd #201200161:** Request for final bond release of \$4,860.00

7. **Tabled Items:**

8. **Informal Discussion:**

a. **Hal Kurfels**

9. **Comments of Commissioners:**

10. **Adjourn:**

****Next Regular Meeting Scheduled for July 24, 2014****